



**HISTORIC LANDMARKS COMMISSION
HEARING AGENDA SYNOPSIS**

WEDNESDAY, MARCH 3, 2004

**Regular Session
6:00 P.M.**

**City Hall, Room 205
801 North First Street
San Jose, CA**

COMMISSION MEMBERS

**GLORIA SCIARA, CHAIR
STEPHEN POLCYN, VICE CHAIR**

**AVELINO LEGASPI
MICHAEL YOUMANS**

**SANDRA PAIM
JUSTINE LEONG**

EDWARD JANKE

**STEPHEN M. HAASE, AICP, DIRECTOR
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

NOTICE TO THE PUBLIC

Good evening, my name is **Gloria Sciara**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **March 3, 2004** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

When addressing the Commission, please approach the Commission, identify yourself and state your address for our records. After you have finished speaking, please write your name and address on the speaker's list at the table.

The procedure for public hearings is as follows:

- After the staff report, applicants may make a five-minute presentation.
- Anyone wishing to speak in favor of the proposal should prepare to come forward. Each speaker will have two minutes.
- After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. Each speaker will have two minutes.
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

The procedure for referrals is as follows:

- Anyone wishing to speak on a referral will be limited to one minute.
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Historic Landmarks Commission will comment on the referral item.

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the table for your convenience.

AGENDA

ORDER OF BUSINESS

6:00 PM SESSION

1. ROLL CALL

ALL WERE PRESENT.

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

- a. HP04-001. HISTORIC PRESERVATION PERMIT to allow a 1,394 square-foot basement conversion to an existing multi-family residence in the Hensley Historic District (ID# 1484) on a 0.14 gross-acre site, in the R-M Multiple Residence Zoning District, located at/on the Westside of North 6th Street approximately 160 feet southwesterly of Washington Street (379 N. 6th Street) (Jacquelyn Mullarky, Owner). Council District 3. SNI: 13th Street. CEQA: Exempt.

DEFERRED TO 4-7-04

The matter of deferrals is now closed.

3. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

- a. *APPROVAL OF THE FEBRUARY 4, 2004 HISTORIC LANDMARK COMMISSION SYNOPSIS.*

The Consent Calendar is now closed.

APPROVED (7-0).

4. PUBLIC HEARINGS

- a. ADDITION OF QUALIFYING EAST DOWNTOWN FRAME HISTORIC PROPERTIES TO THE HISTORIC RESOURCES INVENTORY.

1. Supplemental Memorandum addressing Commission concerns regarding the inclusion of the qualifying properties located within Geographic Area No. 6 and No. 7, on the City of San Jose Historic Resources Inventory. Council District: 3. CEQA: Exempt.

NO DISCUSSION

2. The inclusion of the qualifying properties located within Geographic Area No. 6 and No. 7, on the City of San Jose Historic Resources Inventory. Council District: 3. CEQA: Exempt.

COMMISSIONERS PAIM AND POLCYN VOICED CONCERN ABOUT THE LOSS OF THE WINDOWS AT THE 296 SOUTH TENTH STREET PROPERTY. COMMISSIONER YOUMANS STATED THAT HE SUPPORTED STAFF'S RECOMMENDATION TO ADD THE 296 SOUTH TENTH STREET PROPERTY TO THE INVENTORY DESPITE THE LOSS OF THE WINDOWS.

RECOMMENDATION

Planning staff is recommending that the Historic Landmarks Commission consider and add the qualifying East Downtown Frame Survey historic properties identified in Geographic Area No.6 and No.7 to the City of San Jose Historic Resources Inventory.

STAFF RECOMMENDATION ADOPTED, 7-0

3. Memorandum addressing Commission concerns regarding the inclusion of the qualifying properties located within Geographic Area No. 4 and No. 5, on the City of San Jose Historic Resources Inventory. Council District: 3. CEQA: Exempt.

RECOMMENDATION

Planning Staff is recommending that the Historic Landmarks Commission place the consideration and addition of the qualifying East Downtown Frame Survey historic properties located at 471 Margaret Street and 687 South Tenth Street to the City of San Jose Historic Resources Inventory on the next Historic Landmarks Commission Agenda.

STAFF RECOMMENDATION ADOPTED, 7-0

- b. HL04-150. PROPOSED CITY LANDMARK NOMINATION for THE WILDER-HAIT HOUSE located at the southeast corner of Emory Street and Morse Street (1190 Emory Street) (Owners: Neil and Monica MacKinnon). CEQA: Exempt. Council District: 6.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission forward a recommendation to the City Council to initiate proceedings to designate the Wilder-Hait House as a Historic Landmark.

STAFF RECOMMENDATION ADOPTED (7-0).

5. PETITIONS AND COMMUNICATIONS

- a. Public comments to the Historic Landmarks Commission on nonagendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:
 1. Responding to statements made or questions posed by members of the public; or
 2. Requesting staff to report back on a matter at a subsequent meeting; or
 3. Directing staff to place the item on a future agenda.
 - *JUDI HENDERSON OF PAC SJ SPOKE TO INFORM COMMISSION THAT THE CITY'S CONCERT HALL APPEARS TO BE PLACED ON FALLEN HOUSE SITE, AND ASK FOR A REPORT AT THE NEXT HLC MEETING.*
 - *ALEX MATHEWS SPOKE TO GIVE INFORMATION ON STATUS OF 1ST CHURCH SITE.*
 - *KEN PODGORSEK SPOKE TO AGENDIZE THE INCLUSION OF 16 PROPERTIES ON ORVIS ST. FOR A PROPOSED REZONING/GP AMENDMENT. THE PROPERTIES CREATE A CRITICAL HISTORICAL FABRIC AT THAT END OF THE NEIGHBORHOOD. ASK STAFF TO INCLUDE ALL PROPERTIES IN THE APPLICATION FOR CONSIDERATION.*
 - *CHAIR SCIARA REQUESTED THE COMMISSION REVIEW THE HISTORIC REPORTS ON THESE PROPERTIES.*
 - *PLANNING STAFF RESPONDED THAT HISTORIC REPORTS ARE TYPICALLY REFERRED TO THE HLC WITH THE PROJECT REFERRAL.*
 - *COMMISSIONERS STATED THAT THE HLC SHOULD SEE HISTORIC REPORTS BEFORE THE PROJECTS ARE READY FOR REFERRAL IN ORDER TO BE PROACTIVE*
- b. Verbal update on Japantown survey project
THE SURVEY IS IN PROGRESS.
- c. Verbal update on the water tank at Diridon Station
COMMISSIONER YOUNG REPORTED THAT VTA SUBMITTED APPLICATION FOR FEDERAL FUNDS WITH FEBRUARY THROUGH MAY 2005 AS DATES FOR RELOCATION OF WATER TOWER.
- d. 2004 Governor's Historic Preservation Awards
APPLICATIONS INCLUDED IN HLC PACKET.
- e. National Trust for Historic Preservation, Preservation Development Initiative—verbal report regarding from the Preservation Action Council of San Jose
THE REPORT ON HISTORIC REHABILITATION AND SURVEYS IS MOVING SLOWLY. DEFER TO 4-7-04

- f. Verbal Update regarding the Downtown Design Guidelines as a part of the Downtown Zoning Regulations, Chapter 20.70 of the San Jose Municipal Code
THE DOWNTOWN DESIGN GUIDELINES (DDG) ARE INTENDED TO BE UMBRELLA DOCUMENT.

ALEX MARTHEWS, EXECUTIVE DIRECTOR OF PAC SJ SUBMITTED A LETTER STATING THE DDG SHOULD NOT SUPERCEDE HISTORIC GUIDELINES.

COMMISSIONER LEONG NOTED THAT THE ST. JAMES SQUARE HISTORIC DISTRICT GUIDELINES SHOULD ALSO BE REFERENCED BY THE DDG.

COMMISSIONER YOUMANS NOTED THAT THE RECENT CIM PROJECT SEEMS TO RESPECT BOTH NEW AND HISTORIC GUIDELINES, AND THAT IT WOULD BE TERRIFIC IF DUAL THOUGHT COULD BE APPLIED WITH A SINGLE PURPOSE.

6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES

- a. Proposal for Conservation Area procedures in Title 13.48. Council District: Citywide. CEQA: Exempt, PP04-02-054.
HPO DAMKROGER REPORTED ON THE PROPOSAL BACKGROUND. PUBLIC OUTREACH MEETINGS WERE HELD IN 2002 AND FEBRUARY 2004 TO PROVIDE INPUT FOR CREATING DRAFT PROVISIONS FOR THE ORDINANCE. THE FINAL DRAFT PROPOSAL IS SCHEDULED TO GO THE PLANNING COMMISSION FOR RECOMMENDATION ON MARCH 10, 2004 AND TO THE CITY COUNCIL FOR APPROVAL IN APRIL 6, 2004.

7. GOOD AND WELFARE

- a. Report from the Redevelopment Agency
NO REPORT GIVEN.
- b. Report from the Secretary
- Status of Circulation of Environmental Review Documents
 - Notice of Preparation of a DEIR for the KB Homes Del Monte Planned Development Zoning
THE COMMISSION SHOULD HAVE RECEIVED THE NOP FOR THIS DEIR WHICH ADDRESSES IMPACTS TO THE DEL MONTE PLANT
 - Form 700 Statement of Economic Interests due by April 1, 2004
 - California Preservation Conference, April 28 – May 1, 2004
PBCE CAN PROVIDE REIMBURSEMENT FOR COMMISSIONERS REGISTRATION FEES UP TO \$250.00 FOR EARLY REGISTRATION PRIOR TO MARCH 22, 2004.
 - Distribution of Ordinance amending Part 3 of Chapter 13.48 of the San Jose Municipal Code to provide for HP Permit Amendments and Adjustments
- c. **Report from the Subcommittees**

- Design Review
NEXT MEETING: WEDNESDAY, MARCH 17th
- History San Jose Collections Committee Liaison
COMMISSIONER YUMANS REPORTED THAT THE NEXT MEETING WILL BE March 12th
- Coyote Valley Specific Plan and Habitat Conservation Plan Technical Advisory Committee
COMMISSIONER JANKE REPORTED THAT A PRESENTATION AND DAY LONG WORKSHOP WILL BE HELD ON MARCH 13th

8. ADJOURNMENT
APPROVED 7-0

2004 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
March 17, 2004	12:00 p.m.	Design Review Meeting	Room 400
March 24, 2004	1:00 p.m.	Half-day Retreat	TBD
April 7, 2004	6:00 p.m.	Regular Meeting	Room 205
April 21, 2004	12:00 p.m.	Design Review Meeting	Room 400
May 5, 2005	6:00 p.m.	Regular Meeting	Room 205
May 19, 2004	12:00 p.m.	Design Review Meeting	Room 400
June 2, 2004	6:00 p.m.	Regular Meeting	Room 205
July 21, 2004	12:00 p.m.	Design Review Meeting	Room 400
August 4, 2004	6:00 p.m.	Regular Meeting	Room 205
August 18, 2004	12:00 p.m.	Design Review Meeting	Room 400
September 1, 2004	6:00 p.m.	Regular Meeting	Room 205
September 15, 2004	12:00 p.m.	Design Review Meeting	Room 400
September 24, 2004	1:00 p.m.	Half-day Retreat	TBD
October 6, 2004	6:00 p.m.	Regular Meeting	Room 205
October 20, 2004	12:00 p.m.	Design Review Meeting	Room 400
November 3, 2004	6:00 p.m.	Regular Meeting	Room 205
November 17, 2004	12:00 p.m.	Design Review Meeting	Room 400
December 1, 2004	6:00 p.m.	Regular Meeting	Room 205

HISTORIC LANDMARKS AGENDA ON THE WEB:

<http://www.ci.san-jose.ca.us/planning/sjplan/Hearings/hearings2003.htm>